

345.79 ACRES +/- (ADDITIONAL 386.09 ACRES +/- COMING SOON)

15401 OHIO RIVER SCENIC BYWAY

MANCHESTER, OH 45144

RENEWABLE ENERGY SITE



CORE
REAL ESTATE

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SCOTT REID
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In Association with ParaSell Inc.
A LICENSED OHIO BROKER
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PROPERTY SUMMARY

Located at 15401 Ohio River Scenic Byway, Manchester, OH. This power plant property spans 345.79 +/- acres with an additional 386.09 +/- acres available upon completion of remediation.

Potential Uses:

- Solar
- Battery Storage
- Hydrogen Plant
- Data Center
- Crypto Mining
- Industrial / Manufacturing

The property boasts robust infrastructure and high capacity public utilities.

ADDRESS

115401 OHIO RIVER SCENIC BYWAY
MANCHESTER, OH 45144

PROPERTY TYPE

RENEWABLE ENERGY SITE

SITE AREA

345.79 ACRES +/-
386.09 ACRES +/- COMING SOON

SOLAR CAPACITY

TBD

WATER CAPACITY

TBD

GAS CAPACITY

AVAILABLE

MOORING PIERS

48 +/- (DOCK PERMIT)

SEWER

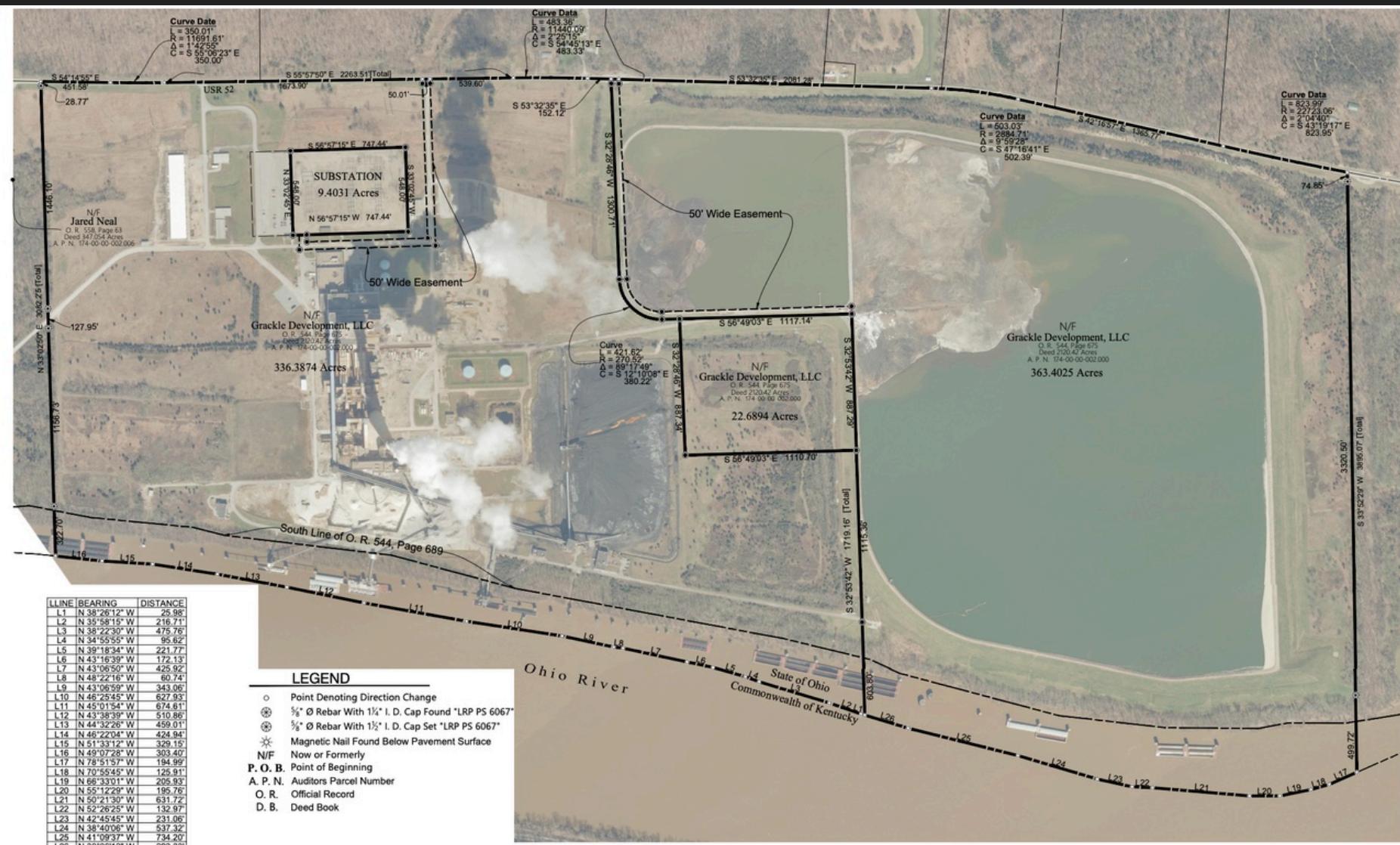
ADAMS COUNTY



SITE OVERVIEW



SITE OVERVIEW



SURVEY NOTES:

- This is a boundary survey pursuant to Chapter 4733-37 of the Ohio Administrative Code.
- No Title Report furnished.
- This survey does not purport to reflect all easements and/or encumbrances affecting the title to the subject property.
- This survey does not reflect all visible or subsurface improvements.
- North & Coordinate based on the Ohio State Plane South Zone 1983, 2011. Distances are at Ground.
- No zoning requirements were examined or verified for this survey.
- Existing land occupation (if any) found along boundary lines are noted.
- This survey was not checked or reviewed for FEMA (SHFHA) Special Flood Hazard Area Encroachment.
- Monuments found are in good condition or as noted.
- Kentucky - Ohio State Line per 444 U.S. 335, 100 S.Ct. 588, 62 L.Ed.2d 530* State of OHIO, Plaintiff vs Commonwealth of KENTUCKY, No. 27, Orig., Argued Dec. 3, 1979, Decided Jan. 21, 1980, Rehearing Denied March 17, 1980.

CERTIFICATION
 This is to certify that this survey and plat are in accordance with Chapter 4733-37 of the Ohio Administrative Code. The fieldwork was completed on March 23rd, 2022.

Loren R. Purdom
 Professional Surveyor #6067
 State of Ohio



0	Date of Survey	03-23-2022
Rev.	Description	Date
Drawn By: L. R. Purdom		
Field: Tom Royal & Rodney Cooper		
Scale As Noted Sheet Number: 1 of 1		







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Listed in Association with Scott Reid & ParaSell Inc.

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